SUPPLEMENTAL CONDITION ASSESSMENT AND RECOMMENDATIONS

FOR THE

WILLIAM WARD HOUSE

Georgetown vicinity,
Sussex County, Delaware

for the

Delaware Department of Transportation,
Dover, Delaware

by

The Cultural Resource Group,
Louis Berger & Associates, Inc.
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and

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(Draft Submission)

INTRODUCTION

The William Ward House is located at the intersection of State Roads 244 and 246, approximately two miles north of Georgetown, in Sussex County, Delaware. In 1992 it was surveyed by the Cultural Resource Group of Louis Berger & Associates, Inc., and subsequently determined to be eligible for listing on the National Register of Historic Places. Pursuant to its listing, the Delaware Department of Transportation requested and received a condition assessment and recommendations report on the house in September of 1992.

The following report has been requested in order to update the condition assessment and present the information in a narrative ICAP format. This report includes new information obtained through selective destructive investigation and the on-site observations of an historical structural engineer. The structural information precedes the ICAP narrative in order to present the structure as an integral system and thereby provide the reader with a more comprehensive picture of its condition. Unlike the 1992 report, the recommendations and general cost estimate for restoration contained herein are limited to one reuse alternative, returning the building to its original use as a residence.

This report references photographs from the 1992 report for comparison to the current condition photographs and to further assist the reader in understanding the changes to the building.

EXISTING GENERAL CONDITION

The site surrounding the house has changed considerably in the past four years. The cornfields which were previously planted to within 20 feet of the sides and rear of the house have been replaced by constructed wetlands. The area immediately adjacent to the house remains relatively flat and is covered with low brush that appears to be periodically mowed. There is no large vegetation within a 100 foot radius of the house. Pond retained water surrounds the house on the west, north and east. The dredged banks for the pond start about 100 feet from the building perimeter. The original approach drive remains on the south, however; the domestic and utilitarian buildings cited in the 1992 report have been removed. The original agricultural context for the building has been diminished.

The large modern south shed addition cited in the 1992 report, has been removed. Original and significant elements of the building are now exposed to the adverse effects of weather and are deteriorating rapidly. The interior of the house is no longer used for storage. The building was easily entered via the unsecured western door. Vandalism has resulted in the smashing of almost all of the sash glazing and the ripping of panel doors. Holes in the exterior siding have allowed the stud wall cavity to become nested with birds. Several windows have no covering. Both floors of the building are exposed to wind-driven snow and rain. Birds and small animals enter freely.

As a quick review, the basic form of the building is 1-1/2 stories in height with two rooms

on the first floor (hall and parlor) and two rooms in the attic (see Drawings 1 through 4 at the end of this report). Brick chimney stacks are located at each end of the gable roof. The addition (kitchen) on the north side consists of a single room with a chimney on the north end. The gable roof ridge of the addition forms a 'T' intersection with the main mass of the building. An enclosed porch and lean-to extension wrap the west and north ends of the addition. A steep, enclosed interior winder stair is the only access between the first floor and attic.

EXISTING STRUCTURAL CONDITION

Main Building - Structural System

The first floor framing and foundation of the main part of the building were exposed during this investigation by lifting the metal skirt in separate sections on the south and east elevations. The foundation consists of distinct brick piers located at the corners, the midpoints of the gable ends, and spaced 6' to 8' apart on the north and south elevations. The piers are 8" wide, vary from 2' to 3' in length, and extend approximately 8" below grade. The piers support a continuous 8" x 8" plate which spans the gaps between the piers and supports the first-floor, log joist framing. The half-round logs vary from 6" to 8" in diameter and have roughly shaped tenon ends which frame into the plate. The logs run north-south and are spaced between 24" and 30" on center. In some areas, the bottoms of the logs are less than 6" above grade.

The vertical framing is a combination of balloon framing (second floor framing on north and south elevations) and traditional, braced timber framing (gable end elevations). A 4" x 4" post is located at each corner of the main building and on each side of window openings (forming the jambs of the window frames). These posts are continuous from the first floor plate to the rafter plate. (At the rafter level, at least some of the posts are mortised into the plate.) Parallel to and between the posts are discontinuous, thin studs (widths vary) which serve primarily as nailers for the interior lath and the exterior siding. On the north and south elevations, diagonal corner braces (with tenons at both ends) are pegged through mortises cut into the corner posts and the rafter plate. On the east and west elevations (gable ends), the diagonal corner braces extend downward from the attic floor plate to the corner posts. The attic floor joists are a full 7 1/2" x 2", spaced approximately 24" on center, and run north to south. The joist ends are notched into a 2" x 8" ledger board which lies flat and is let into the posts along the north and south elevations only. The last joist on the gable end wall is within the thickness of the wall. The vertical framing and attic floor framing are visible from water damaged areas (plaster loss) in the first floor parlor.

The roof framing consists of 2 3/4" wide rafters, spaced at 24" on center, which taper from approximately a 4" depth near the ridge to a 4 1/2" depth near the wall plate. The rafters are mitered at the ridge (no mortise and tenon) and notched at the toe to bear on a 6" high by 4" deep wall plate. Collar ties (2 3/4" x 4") are spiked to the side of each rafter near the midpoint of the rafter. Lath (7/8" x 2 1/2") is nailed directly to the rafters and is spaced

6" on center. Although the roof is now covered with asphalt shingles, wood shingles are visible through the lath. The roof framing is visible through a ceiling access panel in the southeast attic closet.

Addition, Porch and Lean-To - Structural System

The single story addition has attic storage within the gable roof framing. This area is accessed from a knee-wall door in the north wall of the western attic room. The framing of the enclosed porch and the lean-to is concealed by narrow beadboard on the walls and ceilings. The addition roof framing consists of irregularly sized rafters (typically 2" x 4") which meet in uneven miters at the ridge. There are no collar ties; the lower end of the rafters are probably spiked to 6" deep ceiling joists which are located approximately 21" to 24" on center and run east to west. Planks run north to south to form a floor for the attic. The lower ends of the roof rafters have likely been modified (probably cut off) in order to attach a ledger board on the east side (for the remaining shed roof) and the enclosed porch on the west. The floor and wall framing of the addition, porch, and lean-to is common 2x4 stud framing.

Main Building - Structural Condition

In general, the structural condition of the building declines as one travels from the roof to the foundation. The roof was basically dry, the lath and framing are in good condition. There is some lath and framing damage around the chimneys; this appears to be old damage, probably as a result of previous flashing failure. The large-section posts and rafter plates are in fair condition. The posts exhibit the most deterioration where they bear on the first floor plate, however; with the openings in the exterior siding, these elements will deteriorate rapidly.

The second floor framing is being compromised at its bearing ends where the flooring and exterior wall have sustained heavy damage from water infiltration (the attic floor south windows have no coverage). The first floor log joists and the perimeter sill have been destroyed by termites. The infestation has been inactive for several years, however; massive termite tunnels are still visible spanning between the ground and bottom of the logs. Although the termites had begun to ingest the floor boards, the damage is not apparent from the top side and a majority of the boards remain in good condition. The damage to the sill and logs had been concealed by the metal skirt.

Deterioration at the bottom of the corner posts is the result of settlement, termites and water infiltration. All the corners show some settlement, with the northeast corner being in the worst condition (this post has had a replacement post sistered to one side). The brick piers on the eastern corners have been replaced with modern concrete block.

Isolated flooring boards were lifted in the hall to determine why the floor slopes so sharply away from the fireplace on the west. A single brick pier, equal in length to the width of the chimney mass is located directly below the center north-south log. The reason behind this pier is unclear, however; it successfully supported the center log and provides us with a clear measure of how far the corners of the building have settled. No evidence of an earlier

hearth (stone) was visible.

Although both chimneys exhibit extensive mortar loss above the roof line, they do not appear to be settling (as the building corners have). There has been no individual brick loss to the chimneys and the top corbels are in tact. The east chimney is entirely in board of the framing and sits on its own brick foundation. The west chimney is partially engaged by the exterior wall and also bears on its own brick foundation.

Additions - Structural Condition

As with the main building, the kitchen addition's structural problems are concentrated at floor level. The first floor framing has been destroyed by a combination of termites and water infiltration. An estimate of thirty percent of the wall framing has also been lost to water damage, particularly around the window openings. The attic remains fairly dry despite the collapsed chimney on the north end and the slipshod framing.

The western enclosed porch and northern lean-to additions are in very poor condition. They are late (poorly constructed) additions that would typically not be considered as contributing to the historic significance of the property, however; should they be included in subsequent restoration schemes, they would require entire reconstruction.

DETAILED CONDITION - ICAP FORMAT

A. EXTERIOR ENVELOPE

1. WALLS

The main building and addition are sheathed in horizontal, beveled lap siding (see Photo Nos. 1-5). The enclosed porch and lean-to are covered in a mix of vertical board siding and corrugated metal siding. There is no insulation in any of the exterior walls (see Photo No. 8). The siding is attached directly to the structural posts and the lath nailers.

2. WINDOWS

The majority of the windows are covered with either plywood or sheet metal from the exterior. The first floor windows are wooden double-hung sashes with 2/2 lights. The attic floor as single sash windows on the north and south elevations which are divided like the sash of the first floor windows. The attic west elevation contains two windows (slightly smaller openings than on first floor) with double-hung 4/4 light sashes. All the sash glazing has been smashed and there has been extensive damage to the sashes themselves. Exterior window trim consists of a few remaining examples of narrow drip boards at the heads supported by simple moldings. The sill is narrow with only a slight (1/2") projection beyond the face of the siding. The jamb and head facings are flat 1" x 4" boards which are flush with the siding.

3. DOORS

The structural frames for the doors (and windows) are provided by full height vertical posts. The door openings are trimmed similar to the window openings with simple drip boards at the head (some removed) and flat 1" x 4" board surrounds. A wooden screen door remains over the front (south) entry and is protected by a surface mounted door (which appears to have been salvaged from another building). The doors are in fair to poor condition.

4. FINISHES

The majority of the siding is without paint, however; the south elevation siding is fairly covered with blue paint and is in much better condition for having it. What little paint remains on the window and door trim is white. The rafter tails are also painted white.

5. STAIRS/RAMPS

There are no existing stairs or steps into the house with the exception of a modern concrete step at the west porch entry. Steps were likely to have been located at the front (south) entry, particularly since the original grade was probably lower.

B. INTERIOR ENVELOPE

1. FLOORS

The first floor hall has face nailed, board flooring which runs east to west. It is 7/8" thick and the width typically varies from 5" to 7" (probably pine). The flooring is consistent throughout the room, except for a 4' x 6' area directly in front of the fireplace (possibly a former hearth) which is covered in 3" wide tongue and groove flooring (same as on addition (kitchen) floor. The floor appears to be heaved upwards in the center. What has actually happened is that the corners of the building have dropped. An isolated brick pier, approximately 6' long, is located directly under the center log joist.

The first floor parlor has the same type and direction of flooring as the hall. There is a hole through the floor in front of the southeast window. Also, the extreme southeastern corner has rotted as a result of termites and water infiltration. The floors of the addition (kitchen) and the lean-to are 3" wide tongue and groove flooring which runs north to south. The floor of the west enclosed porch is face nailed, random-width boards (typically 4" to 7" wide) which run east to west and pitch downwards towards the west. Both rooms of the attic floor are random-width tongue and groove flooring (typically 5" to 7" wide) which runs east to west.

Even with the termites and water infiltration, the majority of the building's flooring remains in good to fair condition and can be readily reused.

2. WALLS

The main building's walls are finished with 1/4" thick, hair-embedded plaster on circular sawn lath. The addition walls are 1 1/2" wide vertical beadboard and are in

fair condition except for heavy damage under the exterior windows. Although approximately 70 percent of the original plaster is still in place, the majority has fissured from building settlement and is deteriorating rapidly due to the open building environment.

Except for the addition, the wall base and door trim consists of flat 1" x 6" and 1" x 4" board which appears to have been installed prior to the plaster and used as a stop for the plaster finish. It is in good to fair condition. The wall base in the addition is a large section, quarter-round toe.

3. CEILINGS

The main building's ceilings are finished with 1/4" thick, hair-embedded plaster on circular sawn lath. The addition ceiling is face nailed wall board with a narrow cove molding at the wall edge.

4. WINDOWS

The first floor windows are wooden double-hung sashes with 2/2 lights. The attic floor as single sash windows on the north and south elevations which are divided like the sash of the first floor windows. The attic west elevation contains two windows (slightly smaller openings than on first floor) with double-hung 4/4 light sashes. The molding used to divide the lights for these sashes is slightly different than that found in windows on the first floor.

5. DOORS

The majority of the main building's doors are a vertical four-panel design (2/2) with slightly raised panels (modest, late Victorian design). The front door is an exception with its large top light and three lower horizontal panels. It is probably an early twentieth century replacement. The four-panel doors of the hall closet and winder stair appear to be slightly earlier doors than the majority of the Victorian doors. The doors are surrounded by flat 1" x 4" trim which also serves as a stucco stop.

There are Victorian period box latches with knobs on the first floor doors and more ornamental Victorian hardware on the attic level such as steeple finial hinges and patterned spring-bolt cupboard catches on the closet doors. The door to the winder stair has an early lift-type latch that has been modified and painted.

6. FINISHES

The plaster walls are covered with several layers of wall paper and the ceilings are typically painted white. In the attic, the walls and ceilings are a patchwork of wallpaper samples. The majority of the wood trim is painted a glossy white with the exception of the ocher paint found on the winder stair treads and upper risers (see Photo No. 9)

All rooms, with the exception of the east attic room, contain bordered linoleum sheets which are printed with carpet patterns. Each one has a different pattern and the sheets are sized to the rooms in much the same way as an area rug. The floor boards are typically only painted only around the perimeter of the sheets.

7. STAIRS

The only stair is a steep winder, located in the extreme northwestern corner of the main building (see Photo No. 9). From the hall closet, under the stair, one can see vivid circular saw marks on the stair's single-board stringer, treads and risers. The stair stringer is nailed to studs of west exterior wall. The railing at the top of the stair (see Photo No. 10) consists of three vertical posts (1 1/8" x 1 3/8") and an end post. The end post has a slight lamb's tongue on the outside corners. The verticals sit on a base rail, with quarter-round toe trim, which matches the height of the adjacent wall base. The top rail is a flat board with beveled edges and quarter-round molding which has been applied below the bevel.

8. FIREPLACES

The hall mantel shelf (1" thick by 7" deep) sits above a picture frame molding which surrounds a section of wall board. An earlier mantel and fireplace are located behind the wall board panel (visible from the closet under the stair).

Two distinct Victorian mantel shelves, both in good condition, are located in the parlor and the east attic room. The parlor mantel shelf is located directly above the thimble opening on the east wall. It consists of a scalloped apron and shelf which rests upon two curved brackets. The leading edges of the pieces are molded.

The attic east room mantel shelf (see Photo No. 11) is a full 2" thick and 6" deep, with rounded-notch corners. It spans between the jamb faces of the closets located on either side. The mantel shelf is mounted to a 15 1/2" high wood panel which is flush with the adjacent jambs and features a scalloped apron.

C. ROOF

The main building and the kitchen addition have simple gable roofs with exposed rafter ends (no cornices). The rafter ends of the main building are shaped with a modest Victorian curved pattern and support an exposed beadboard soffit on the north and south elevations. The rafter ends and soffit are in good condition. The main roof extends slightly over the east and west gable ends. If there is any existing rake trim, it is concealed by white aluminum facings which were probably applied with the metal shed additions. Both roofs are covered in asphalt shingles, however; the north face of the main roof and the addition roof are covered in (older) pattern shingles. Wood shingles are visible through the attic lath of both roofs; there is no attic insulation. There are no roof penetrations other than the chimneys and there are no gutters or downspouts. There is no metal flashing visible from the exterior, although; there is deteriorated flashing visible from the attic. The base of the chimneys have been covered in a black roofing compound. The roof system is taking on very little water.

D. FOUNDATION

The foundation of the main building (see Photo No. 7) consists of individual 8" thick brick piers which are in poor condition. The piers extend only about 8" below grade and there are no footings. The foundation is concealed by a painted metal skirt which is tucked under

the bottom of the last row of siding and partially buried at the bottom by the raising grade. The gable end chimneys are very similar but not identical. Both have the same thickness (approximately 18") and the same top corbels with overlapped wire screening. The west chimney is three courses higher than the east chimney, its brick is slightly darker and more worn and it may be original to an earlier structure. The west chimney expands to a larger, cooking size fireplace on the first floor (now concealed behind wallboard). The east chimney was probably added at a later date. It resides entirely inbound of the perimeter wall. Both chimneys have brick foundations and have been sleeved with stove pipes.

E. FURNISHINGS - The house contains no built-in furnishings.

F. UTILITY SYSTEMS

1. PLUMBING

The house has no indoor plumbing, nor is there any evidence to suggest that it ever had any fixtures. There was a well pump in the west porch in 1992, however; the pump has been removed. The pump sink and base cabinet remain in the extreme northwestern corner of the enclosed porch. The location and condition of the pump's water source are unknown, likewise; there is no readily visible evidence of the privy location.

2. ELECTRICAL

Electricity was provided to the house via a small 30 amp fuse panel mounted on the north wall of the west porch. An exterior line transfer plate is located under the eave on the northwest corner of the main building. The wiring is knob-&-tube and a minimal amount of line has been run in the main building. A line was probably run from the panel to the center of the hall-parlor partition where there is one outlet in each room. From this point it ran vertically to the attic dividing partition (one outlet) and then up to the attic to supply one overhead fixture in each room. Single-bulb, white ceramic fixtures (good condition) are surface mounted, typically in the center of the room. There is only one wall switch for both attic lights and it is located on the west side of the center partition. There is no ceiling fixture in the first floor hall.

3. HEATING

The house has no source of heat. There is no evidence that ductwork was ever introduced. The last heat source was probably stoves located on the first floor. Each first floor chimney had a thimble at one time. There is a stove-pipe sized hole cut through the flooring in front of the attic west chimney which presumably directed heat from a first floor (hall) stove up to the west attic room. What is unusual, is that there was no evidence of a thimble or floor penetration for the east attic room even though there was a thimble in the parlor directly below it.

4. COMMUNICATION

A modern telephone jack is located in the southwest corner of the first floor hall. This appears to be the only location. It is a logical entry point as the service was brought in via poles from Route 244

G. FIRE/LIFE/HEALTH SAFETY

The building has no provisions for fire, life or health safety. The building has been heavily vandalized. Given the distance the building stands from the road and the general remoteness of the site, it is unlikely that the unprotected structure would survive even a minor fire. The building has also become home to a variety of birds and small animals.

H. SITE

The property is entered via a partially graveled drive off of Route 244. Native grasses and low vegetation has begun to reclaim the previously graveled areas (under the sheds) which surrounded the building. Larger volunteer vegetation has begun to grow at the building face. The site immediately adjacent to the building perimeter is very flat, however; grade under the first floor framing, slopes gradually in one direction. There are no surfaced parking areas or paths on the site. Vehicular access is maintained to the northern edge of the building's yard where well readings are taken by the U.S. Geological Service.

RECOMMENDATIONS

Immediate stabilization

Several factors have contributed to the rapid decline of the building since 1992. If the building is to be retained, in any capacity, it requires immediate stabilization. Without intervention, the rate of deterioration will increase with each new season and the cost for reuse will escalate.

Likely immediate efforts to re-establish the integrity of building envelop would be "stop-gap" measures at best as should be considered as very short-term solutions to preservation of the building. The structure has reached a stage of deterioration which will not be halted by merely covering the holes. The following outlines major criteria for protecting what exists so that it may be restored in the immediate future.

a. Clear the building interior of living creatures. Remove nesting material, carcasses, and excrement.
b. Prevent further water infiltration. Cover windows and door openings from the exterior, protect remaining sashes and frames.
c. Protect fragile exterior materials such as the siding and trim. This will probably require tarping all elevations from the eaves to the ground.
d. Secure the building from vandalism. Cover all entry points with solid sheathing in such a way which would require tools to obtain entry.
e. Conduct periodic on-site inspection of the building in order to maintain the temporary protective measures.

Restoration Repairs and Upgrades

The following outlines the major work areas required to accurately restore the Ward House and return it to its original residential use. As a modern tenant property, all of the major building systems will require some upgrade. The restoration would include the following:

a. careful removal of the lean-to addition on the north side, the porch on the west side and the remaining Butler-type shed on the east

b. installation of a shed roofed porch on the front (south) elevation and on the west elevation of the addition (kitchen)

c. stabilize building and raise at first floor level, replace first floor framing and install new brick foundation with concrete footings

d. installation of additional attic floor joists to bring the live load capacity up to a minimum of 30 lbs/sf as required for residential sleeping area

e. installation of a new wood shingle roof on the main building and the addition (kitchen) repair of the chimneys, as well as repair/replacement of the siding and complete repainting the exterior of the building

f. repair/rebuild the doors and windows including new glazing; installation of storms and screens; installation of door and window hardware

g. repair of the plaster walls; painting of all walls, ceilings and previously painted wood surfaces (trim) for the entire first floor and attic floor

h. installation of a new bath/toilet room on the first floor, along with a new water supply source (probably a well) and sewage removal system (probably a septic tank)

i. installation of a new residential kitchen with laundry area in the addition

j. installation of a new forced air heating/cooling system; the fan unit could be installed in the attic and the compressor placed outside the building on the north side

k. installation of a new electrical system to provide power for the heating/cooling system, as well as new lighting and electrical outlets

l. installation of a new telephone system and residential alarm/detection system

Potential Additional Costs (not shown in the estimate)

Although the scope of this report is limited to the condition of the house, site factors are

integral to the life of buildings. Requirements for the continued successful development of the wetlands should be considered in conjunction with the demands imposed upon the site by its use as a residence. The following issues should be reviewed for their potential impact to project feasibility:

a. maintainable access road, vehicular route adjacent to building, parking and the proximity of these elements to the water
b. installation of septic system, potential environmental restrictions
c. existing geotechnical information, soil capacity (bearing elevation) and water table (drainage requirements and foundation design)
d. personal safety and/or separation of the occupants from the water resource
e. boundary of the private yard, plantings, grading, fencing
f. site lighting

Please be aware that the reuse scheme presented herein does not include modifications which would be necessary to make the building accessible to persons with disabilities. Should equal accessibility be required, the most immediate concerns would be for building entry and first floor access.

The costs for restoration are summarized as follows:

RESTORATION COSTS FOR RE-USE AS RESIDENCE

1.	Removal of metal shed roof on east, lean-to addition on north, and enclosed porch on west	$1,500
2.	Installation of entry porch on south side	$1,500
3.	Replacement of first floor framing	
	a. Stabilization of building and raising	$15,000
	b. Installation of new foundation and footings	$10,000
	c. Installation of new joists and sill	$8,000
4.	Installation of additional attic floor joists	$4,000
5.	Installation of new wood shingle roof (main house & addition)	
	a. Demolition of existing shingles	$2,500
	b. Rafter reinforcement	$2,000
	c. Cornice repairs and removal of metal facings	$1,500
	d. Installation of new shingles and insulation	$5,000
6.	Repair chimneys (main house & addition)	
	a. Repoint entire length of main house chimneys and cap	$2,500
	b. Rebuild addition chimney	$1,500
7.	Siding replacement and repairs	$3,500
8.	Installation of porch on west side	$2,500
9.	Exterior surface preparation and painting	$4,000
10.	Repairs to doors and windows	
	a. Repair/Rebuild doors and sashes, all new glazing	$4,500
	b. Install storms and screens	$1,500
	c. Install new hardware	$1,000
11.	Repair plaster walls and ceilings, first and attic floors	$6,000
12.	Interior surface preparation and painting	$3,500

13.	Installation of residential bath/toilet room:		
	a.	Install fixtures	$2,500
	b.	Install walls and finishes (tile, etc.)	$3,000
	c.	Install well, storage tank, and piping	$12,000
	d.	Install septic system and connection	$10,000
14.	Installation of residential kitchen/laundry:		
	a.	Install fixtures and appliances	$2,500
	b.	Install counters and cabinets	$2,000
15.	Installation of new heating/cooling system		$7,000
16.	Installation of new electrical system:		
	a.	Install 100 amp service (underground) and panel	$5,000
	b.	Install outlets on first and attic floors	$2,000
	c.	Install lighting fixtures on first and attic floors	$2,400
17.	Installation of new telephone system:		
	a.	Install phone service (underground) and interface	$4,000
	b.	Install phone jacks	$800
	c.	Install residential alarm/detection system	$1,500

Total for Basic Construction Costs (item nos. 1-17)	$136,200

ADDITIONAL CONSTRUCTION COSTS

18.	Contractor overhead (15%)	$20,430
19.	Contractor profit (10%)	$15,663
20.	Contingency (10% of construction cost, including O & P)	$17,229
21.	Professional Fees (8%)	$15,162

TOTAL PROJECT COSTS	**$204,684**

In summary, although the preservation of the William Ward House is still viable, achieving it comes at an ever escalating cost given the de-stabilized condition of the building. Whatever efforts are to be extended towards preservation of this resource should take place as soon as possible.

Photo 1; South (front) elevation and partial east elevation (see Photo Nos. 1 & 5, 1992). The metal siding at the top of the east gable end was above the roof of the previously attached shed addition (see Photo No. 2, 1992). Note that the south elevation siding received paint more recently than the east.

Photo 2; East elevation and partial north elevation, showing one of the previous Butler-type additions which was not removed (see Photo No. 2, 1992). The reuse scheme calls for the lean-to addition on the far north end to be removed. Note the collapsed chimney on the north end of the addition.

Photo 3; View of surrounding site, looking north from the southeast corner of the building. The large trees, which are on an island (extreme left-hand side of photo), conceal remnants of the farm's outbuildings.

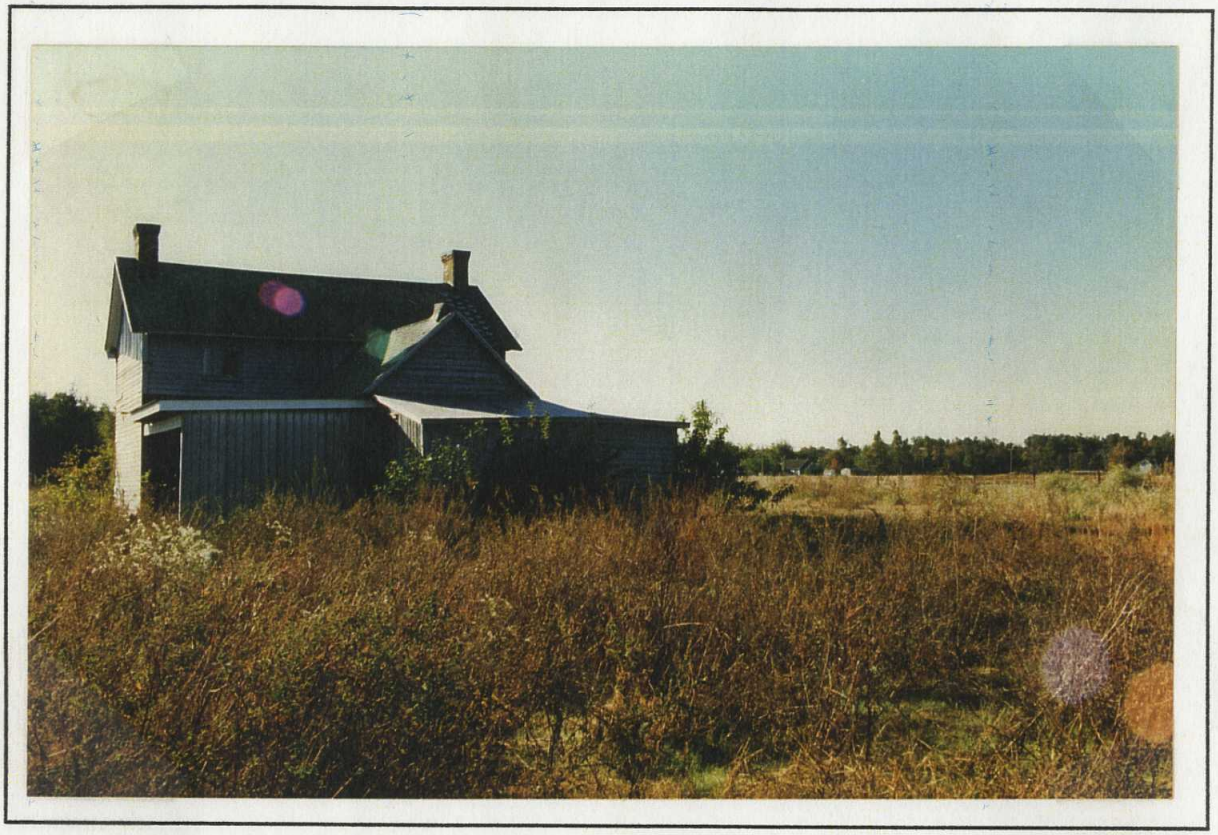


Photo 4; North elevation, showing the three additions to be removed (see Photo No. 3, 1992).

Photo 5; West elevation, showing the enclosed porch and the roof of the addition beyond (see Photo No. 4, 1992). Note the deteriorated siding at the lower southwest corner of the main building and the extent of modern material which still needs to be removed.

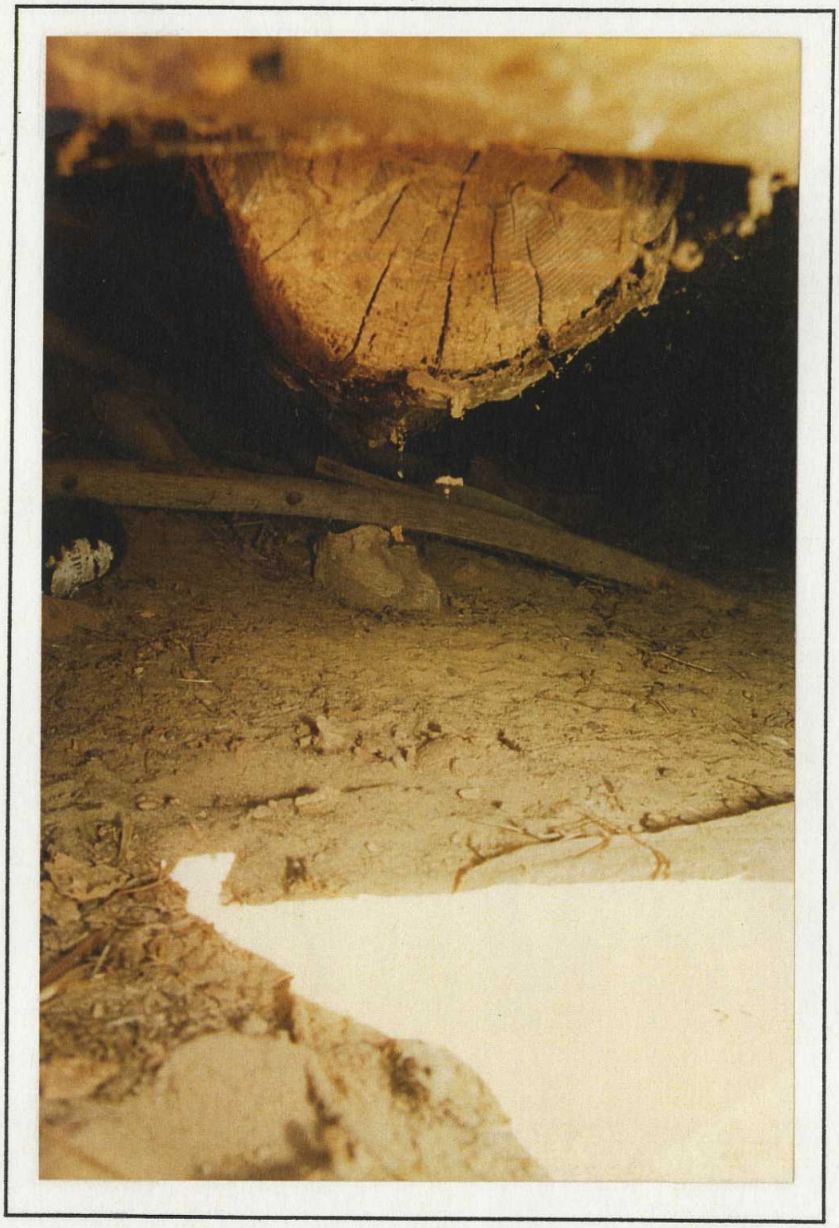


Photo 6; Detail of first floor log joist, showing the tenon pulling out of the sill as the log has sagged. Note that the log (about 8 inches in diameter) is only a few inches above grade.

Photo 7; Detail of brick foundation pier and termite damaged sill. This area was opened along the south elevation near the eastern corner.

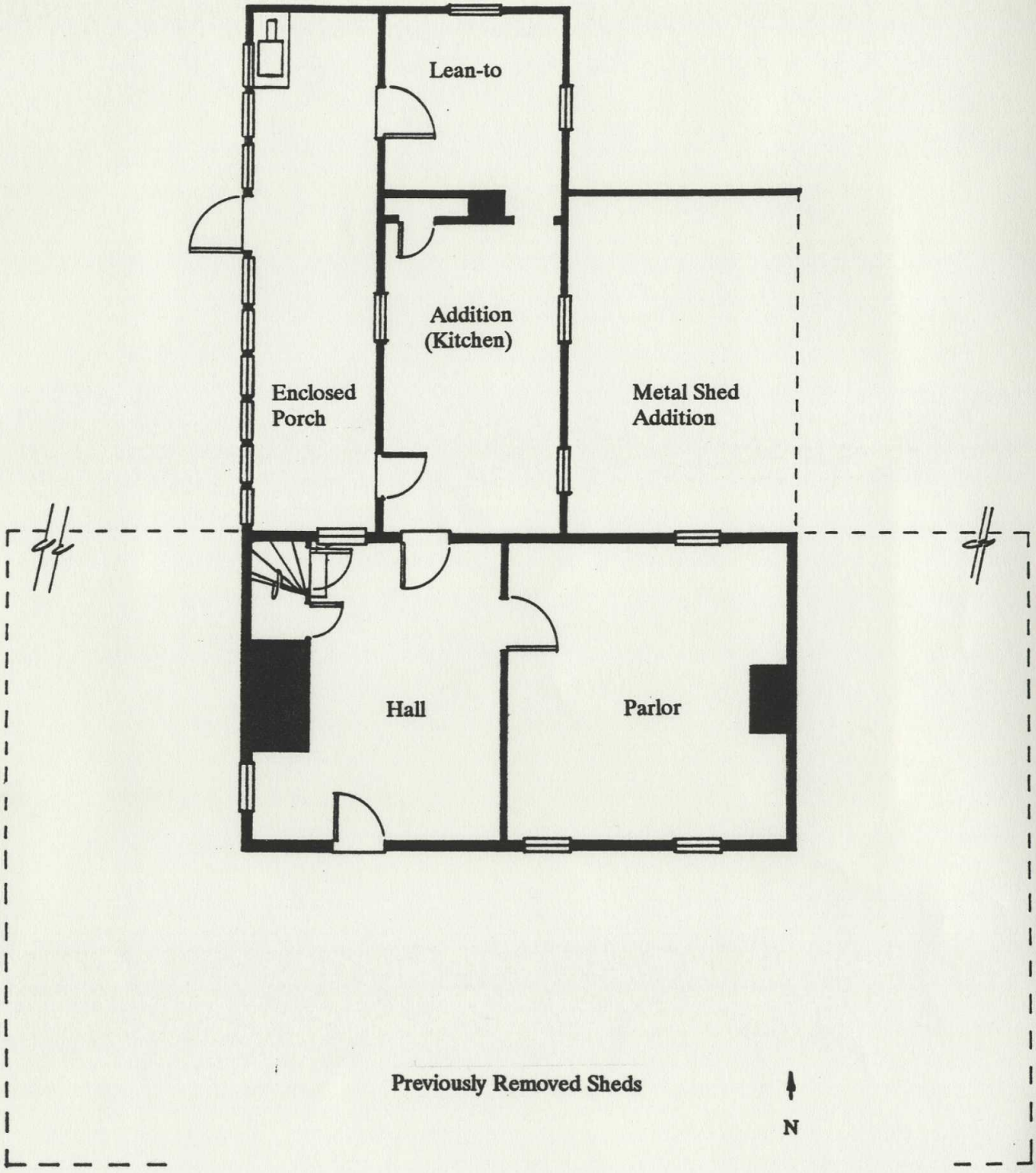
Photo 8; Detail of siding loss, west elevation near lower southern corner. Note that the post sits directly on the sill while the thin stud sits on plank flooring which comes out to the face of the sill.

Photo 9; Detail of first floor hall, showing mantel, closet and winder stair up to attic (see Photo No. 6, 1992). Note that the closet door has been ripped from its hinges and that daylight is visible through the lath in the closet.

Photo 10; Detail of attic (west room), showing top of the winder stair. Note the plaster loss, lack of glazing in window, and bird droppings.

Photo 11; Detail of attic east room (looking southeast). Note that the exterior window sash is missing and that both closet panel doors have been pulled down.

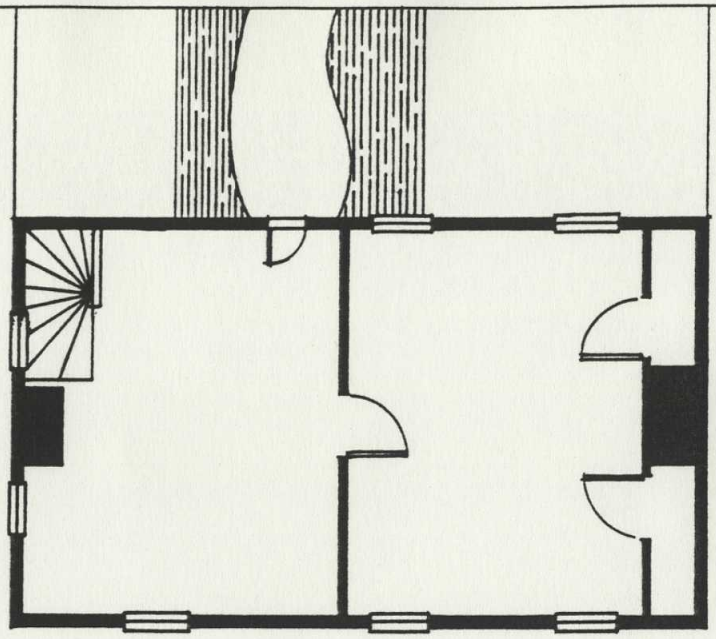
Photo 12; Detail of first floor of addition (looking northeast). Note damage to vertical bead board under exterior windows. Daylight is visible through the rusted metal panels nailed over the window openings.



EXISTING CONDITION
FIRST FLOOR PLAN

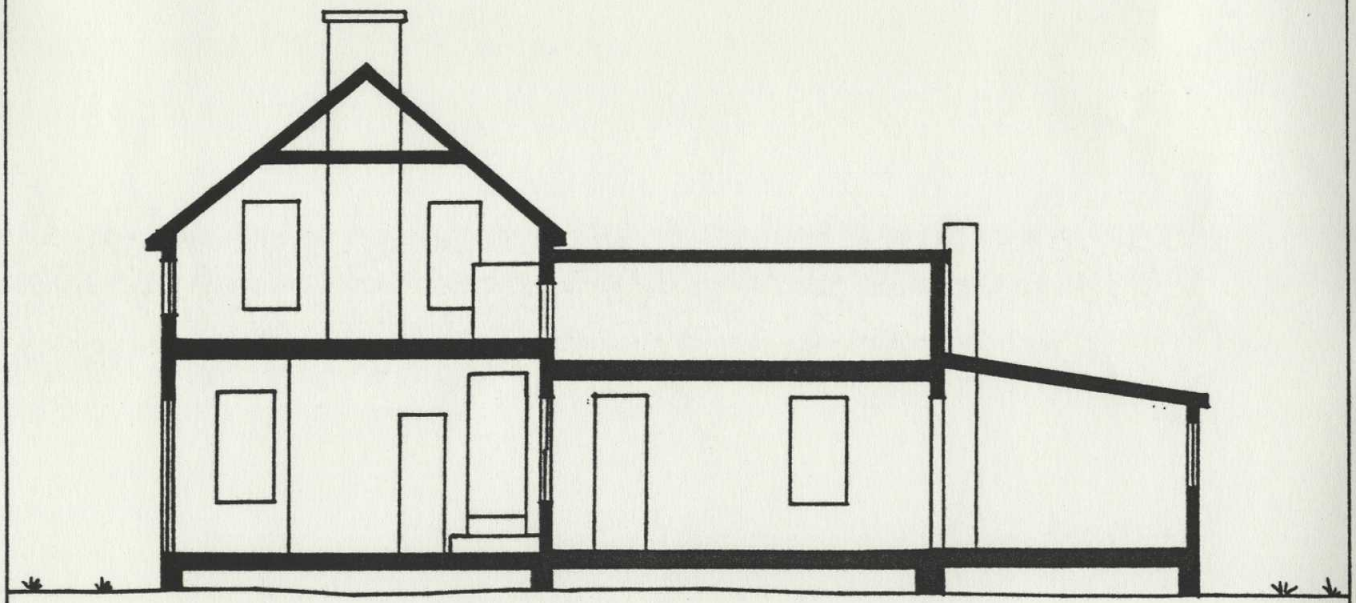
DRAWING 1

0 8 FT.



EXISTING CONDITION
ATTIC PLAN

N

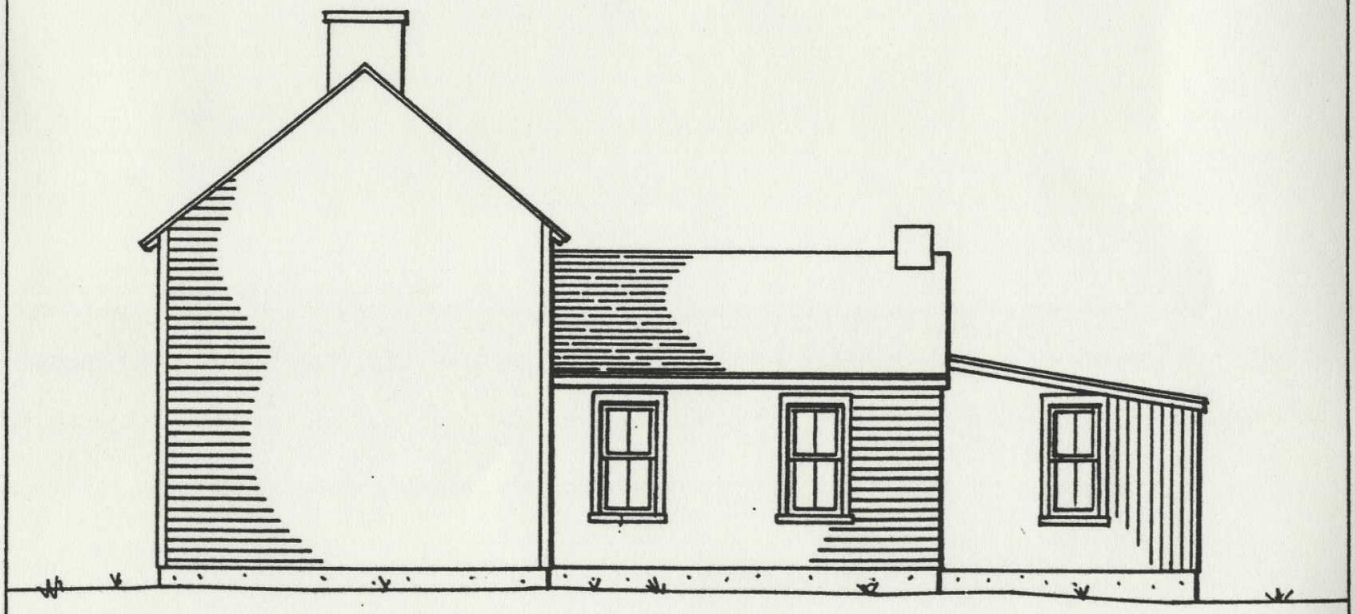


EXISTING CONDITION
SECTION LOOKING WEST

DRAWING 2

0 8 FT.

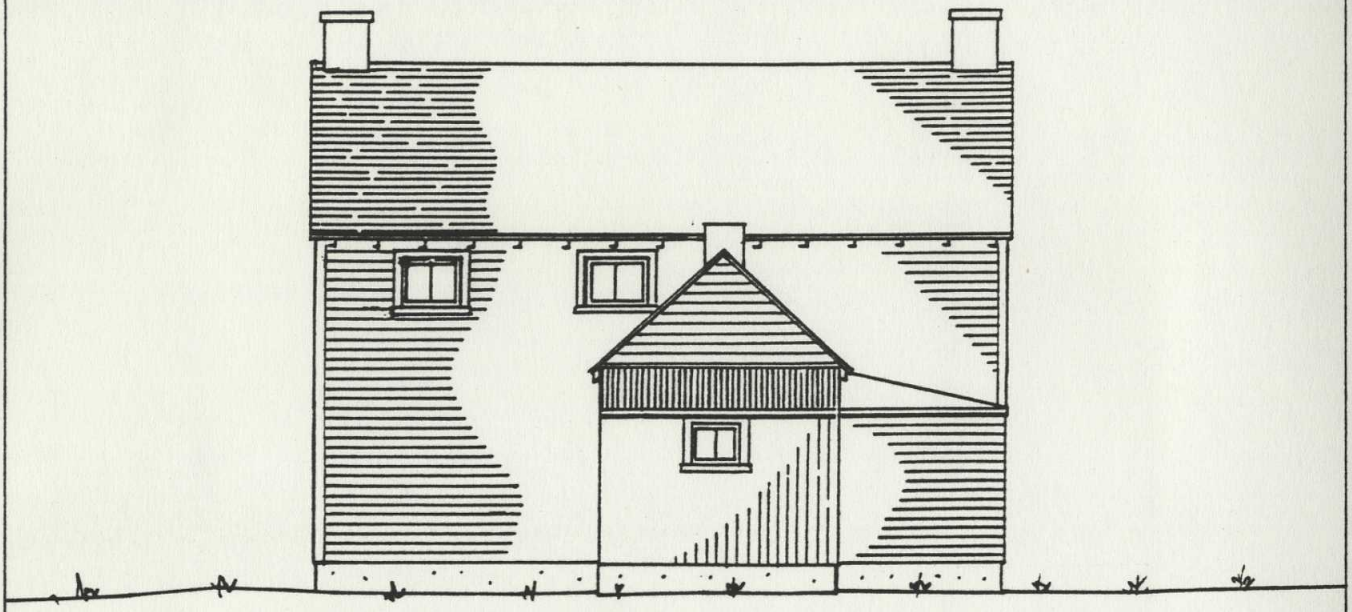
EXISTING CONDITION
SOUTH (FRONT) ELEVATION



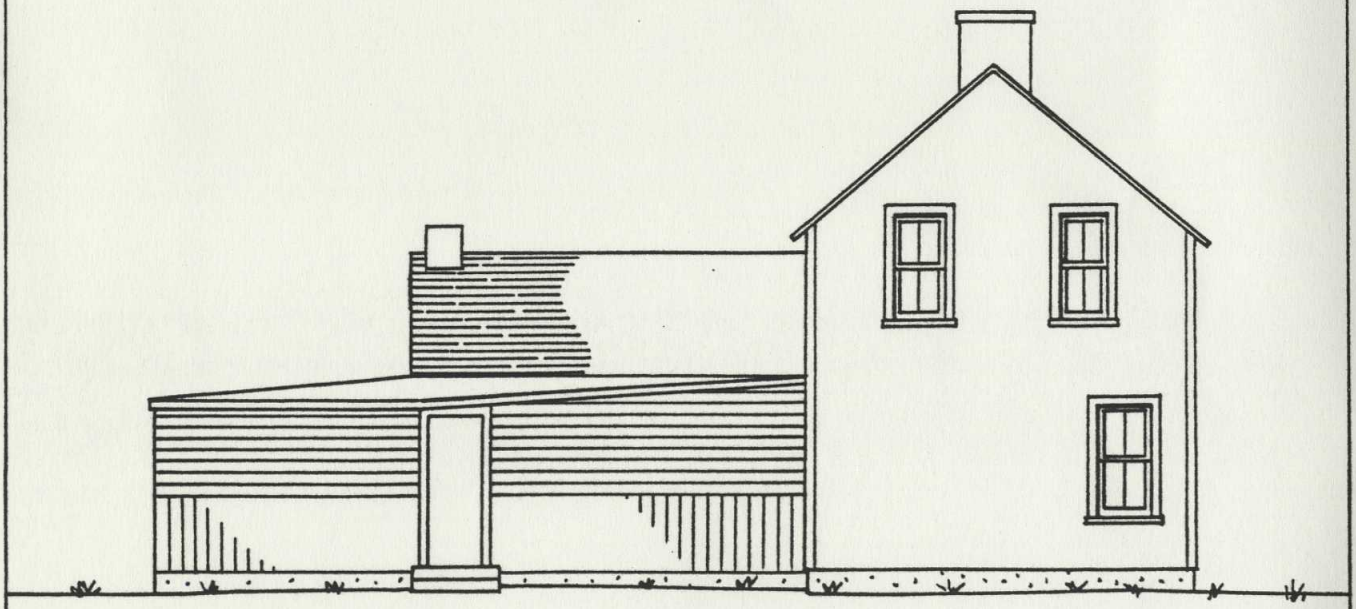
EXISTING CONDITION
EAST ELEVATION

DRAWING 3

0 8 FT.



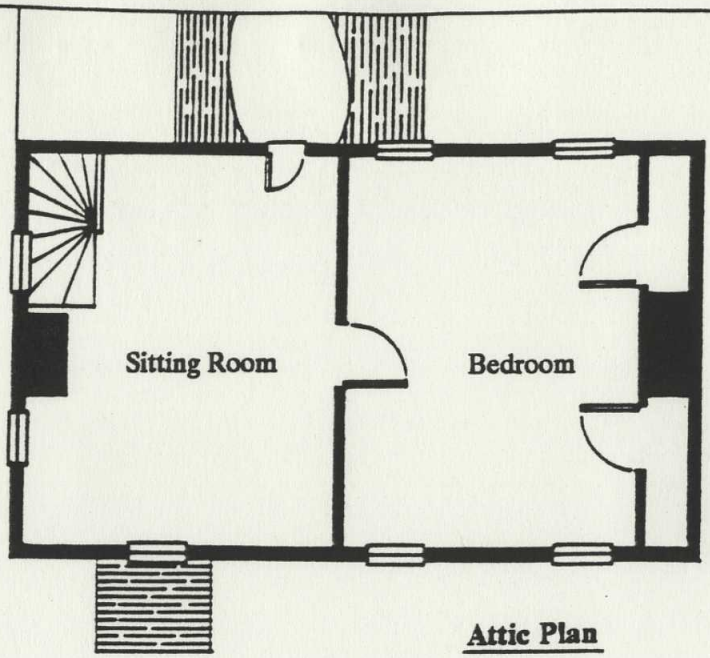
EXISTING CONDITION
NORTH ELEVATION



EXISTING CONDITION
WEST ELEVATION

DRAWING 4

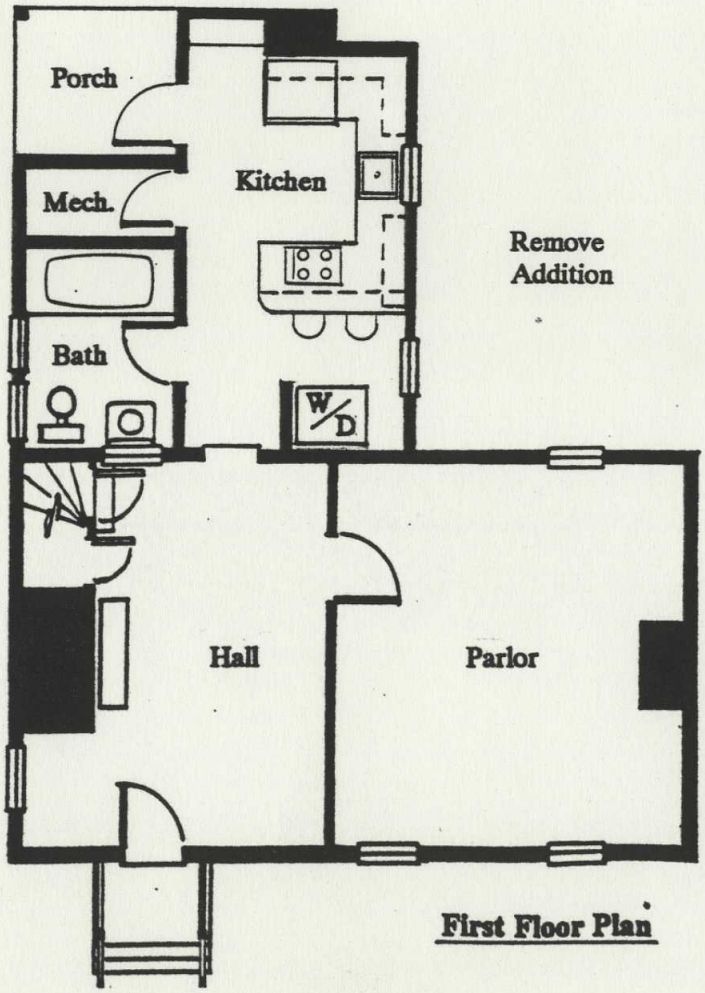
0 8 FT.



Attic Plan

Remove side addition

Remove rear addition



Remove Addition

First Floor Plan

N

RESIDENCE REUSE SCHEME

DRAWING 5

0 8 FT.

3

1

4

2

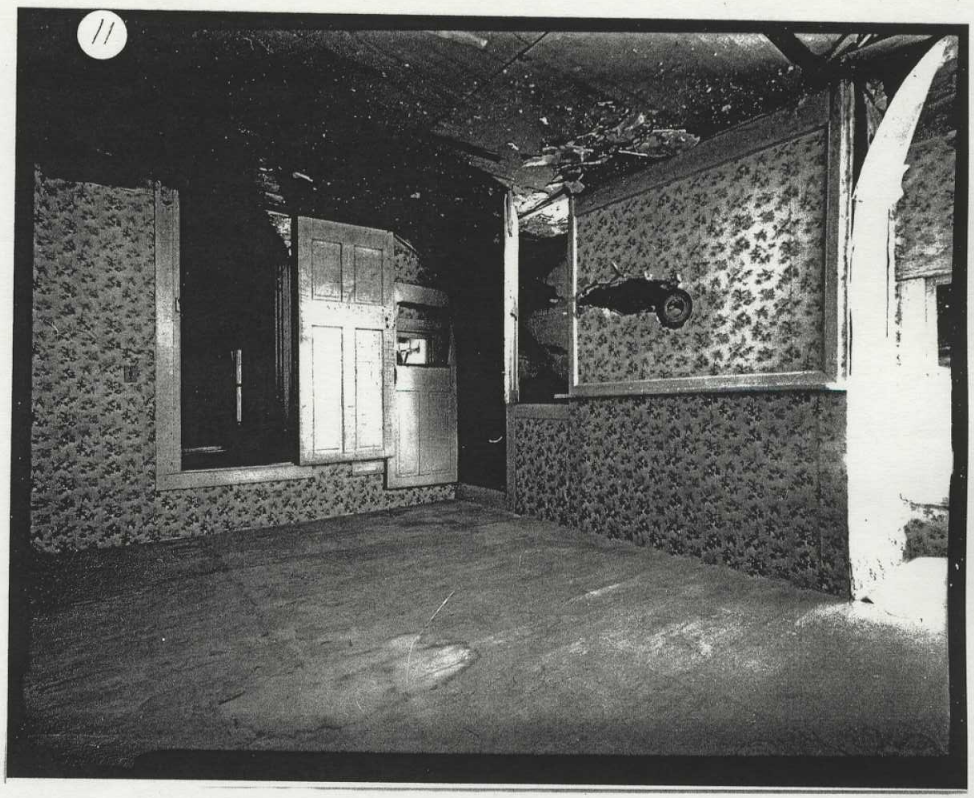
X

5

Q

5


12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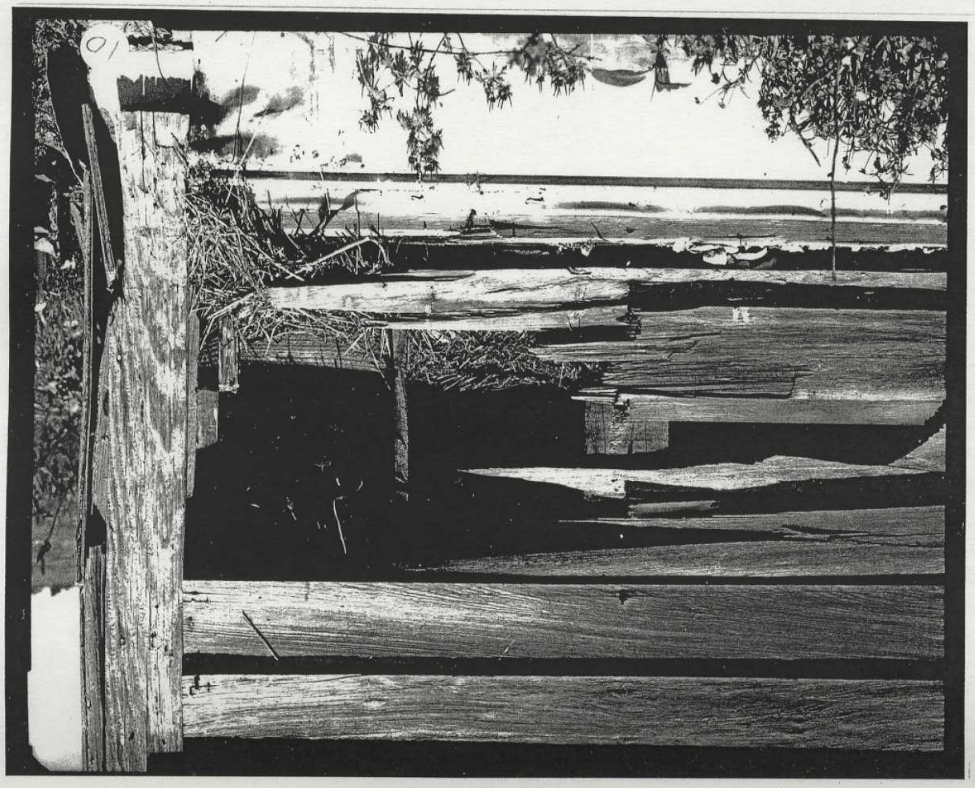
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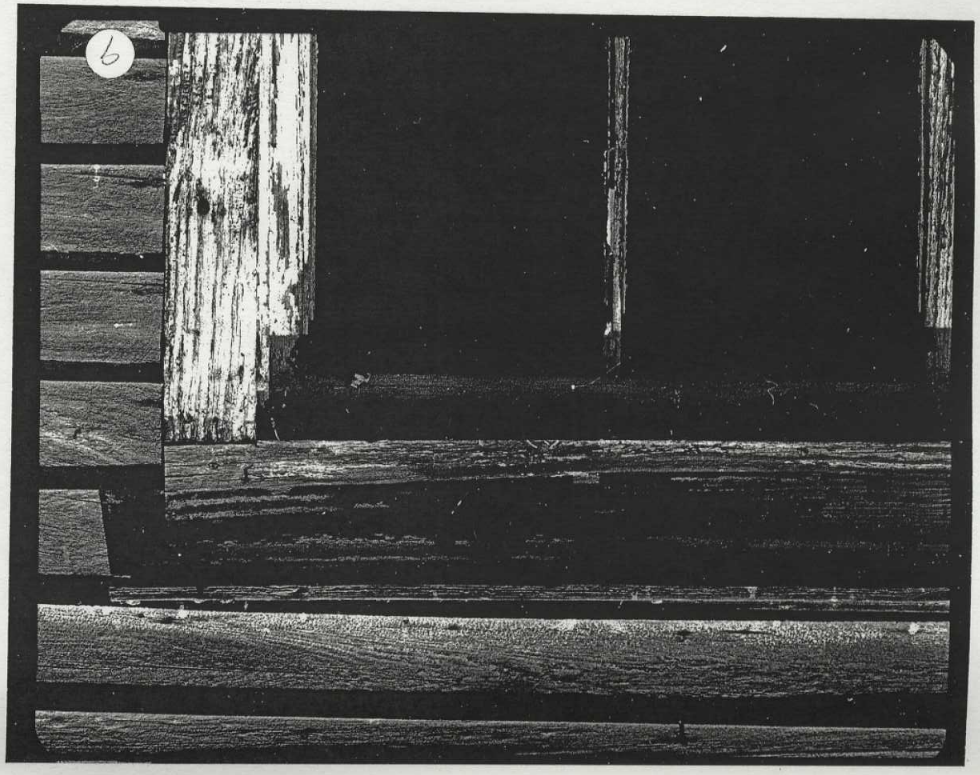
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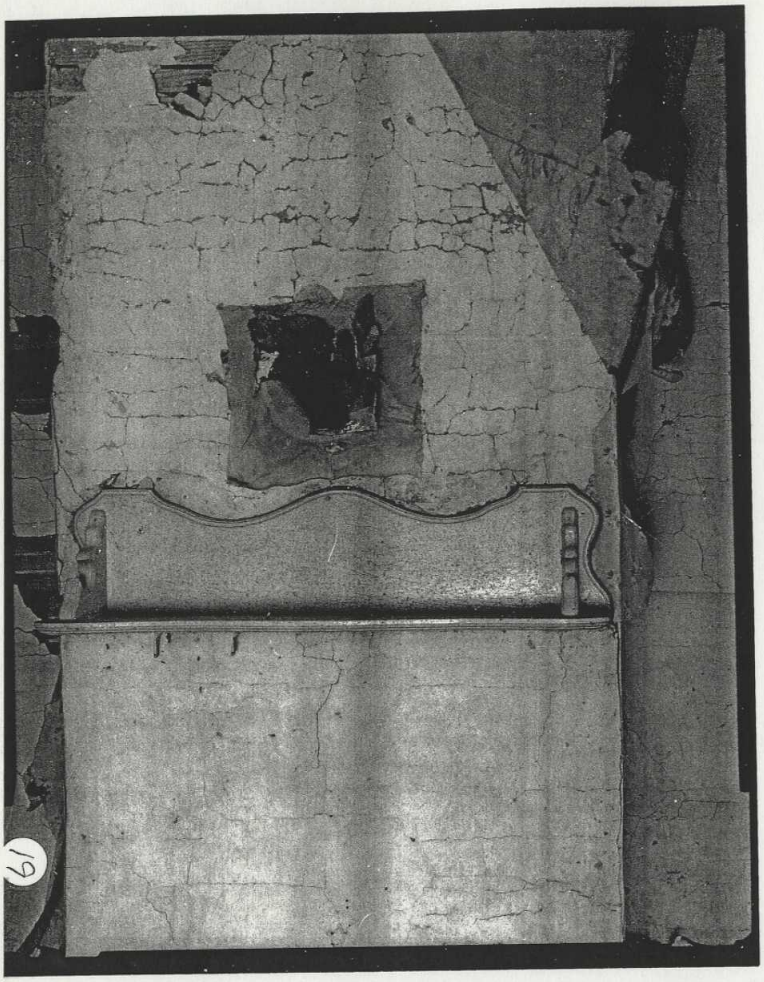

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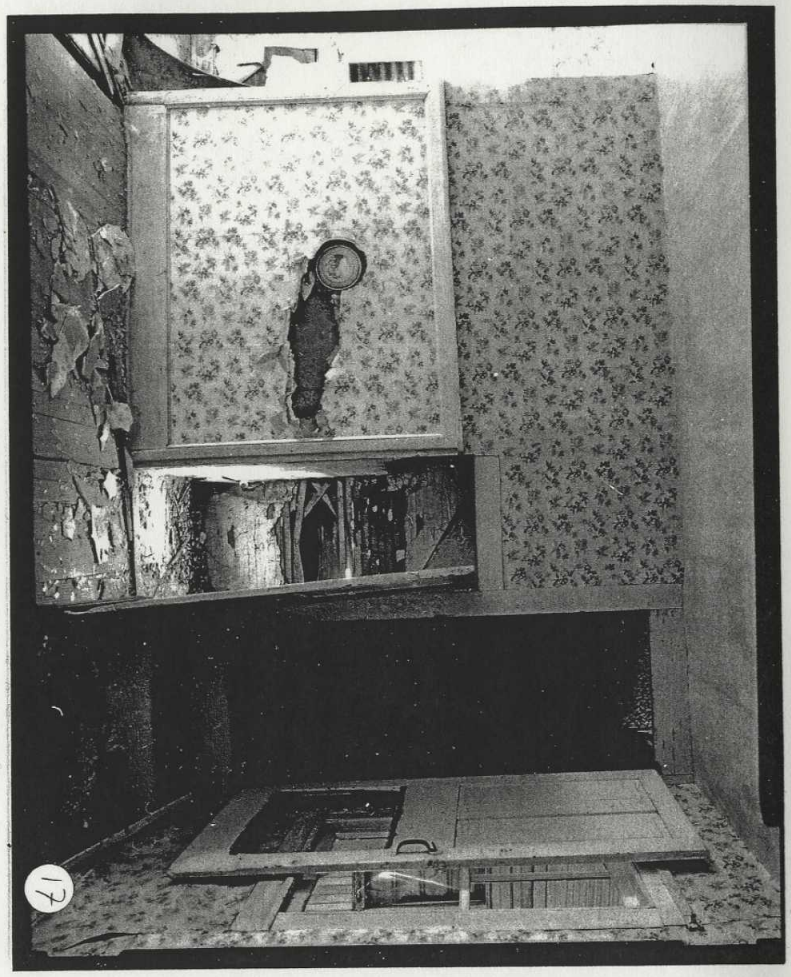

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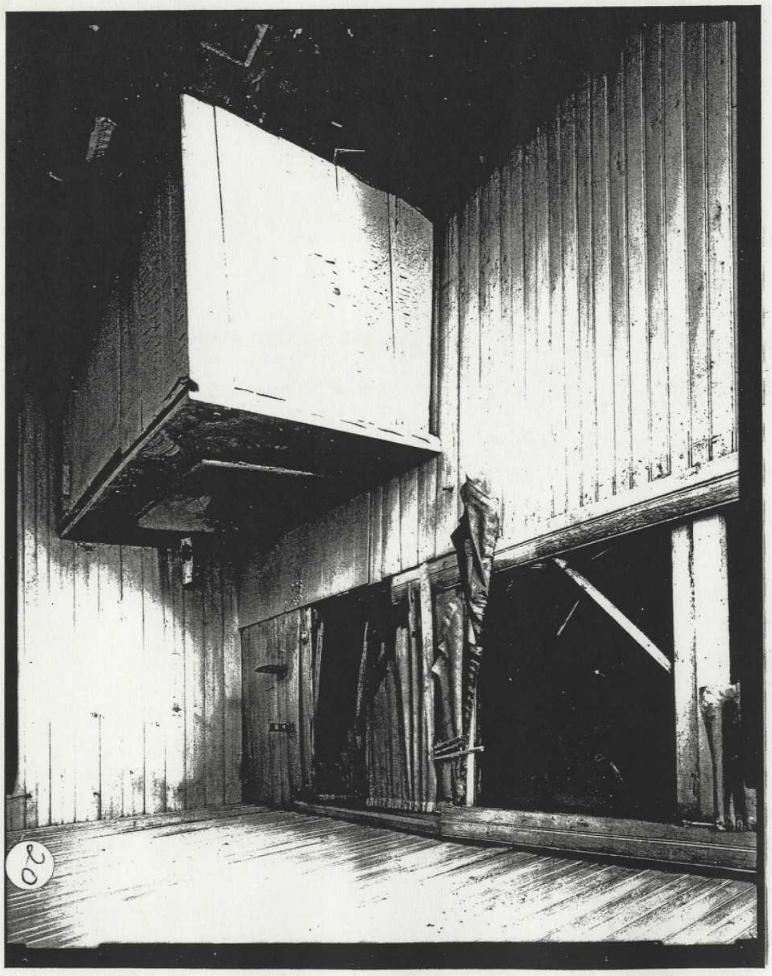

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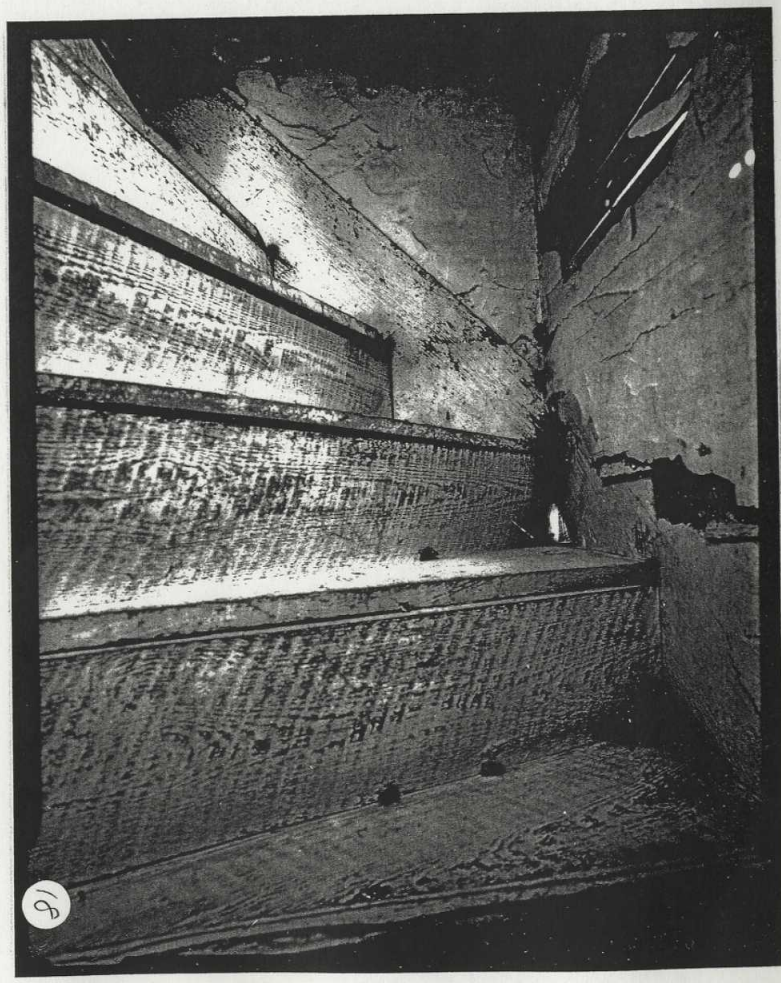

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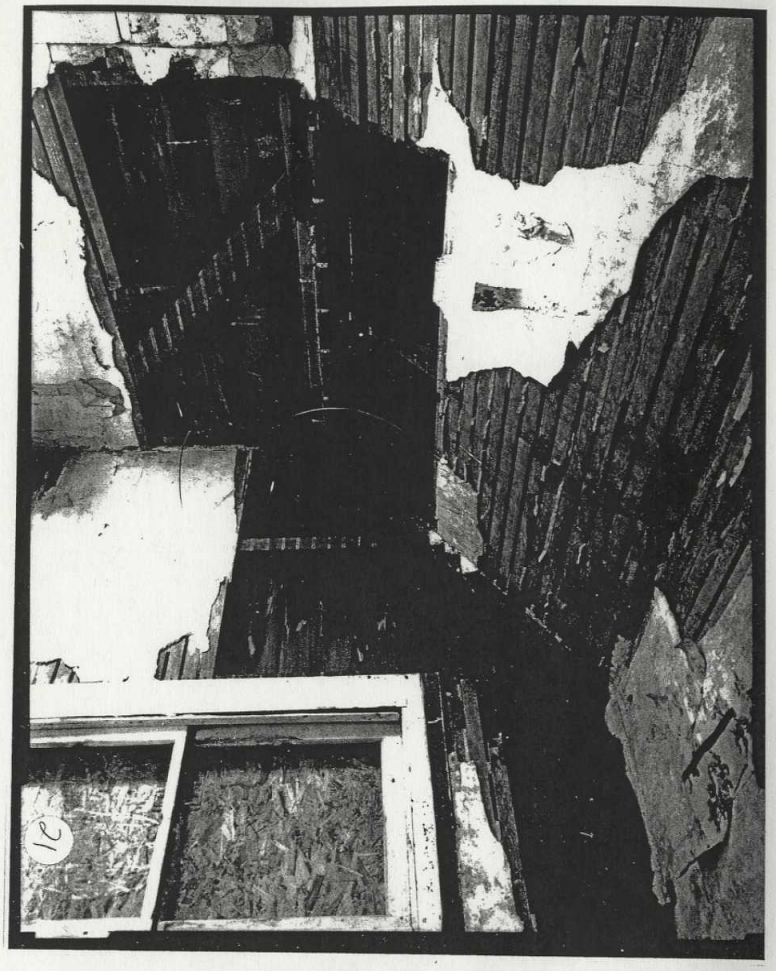
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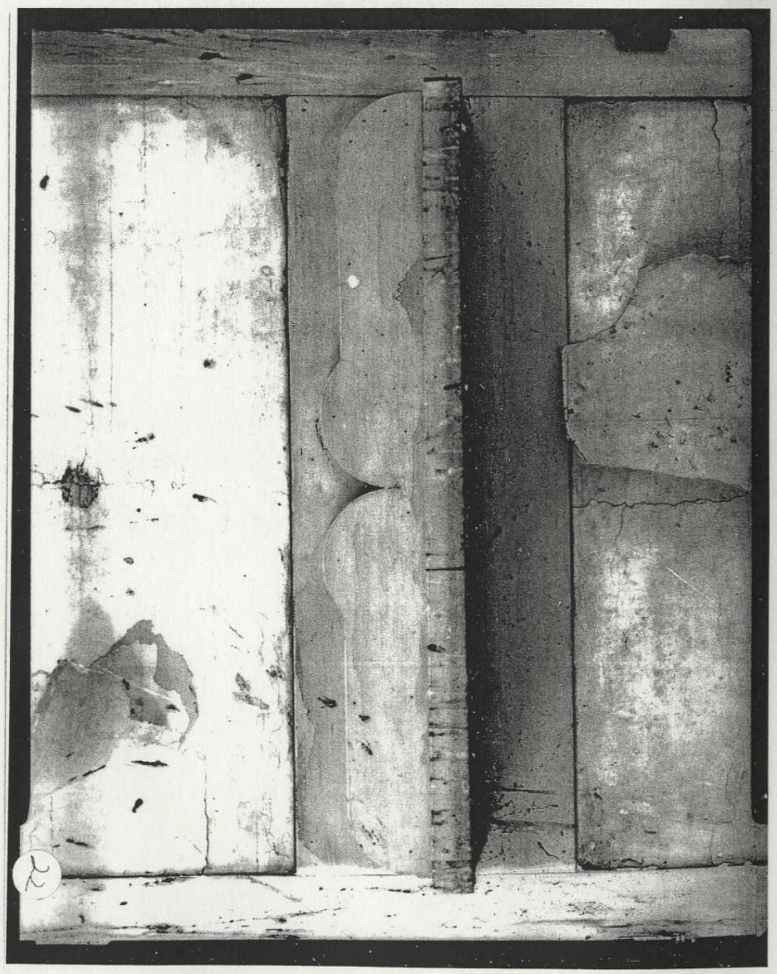
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